

## **ATTACHMENT C**

### **SEPA CHECKLIST & THRESHOLD DETERMINATION**



## SEPA CHECKLIST

Liberty Lake Planning & Community Development  
22710 E. Country Vista Blvd., Liberty Lake WA 99019  
Phone: (509) 755-6707 Fax: (509) 755 6713  
Website: [www.libertylakewa.gov](http://www.libertylakewa.gov)

City Development Code Article 10-6A, Environmental Ordinance

### PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### USE OF CHECKLIST FOR NON-PROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND

1.	Name of proposed project, if applicable: Liberty Lake View Estates
2.	Name of applicant: Rudeen Development, LLC — Brian Main — Purchaser
3.	Address and phone number of applicant: 14532 169 <sup>TH</sup> DR. SE. #166
4.	Name of contact person: John Konen/Storhaug Engineering
5.	Address and phone number of contact person: 510 E. 3 <sup>rd</sup> Avenue, Spokane, wa 509-242-1000
6.	Date checklist prepared: 6/26/06
7.	Agency requesting checklist: City of Liberty Lake
8.	Proposed timing or schedule (including phasing, if applicable): 2007
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  None
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  No
10.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  Critical Areas Issues, ltr dtd., June 12, 2006, Biology Soil & Water, Inc.; Geotechnical Report, dtd., March 10, 2006, Budinger & Associates. Preliminary drainage study, Storhaug Engineering.
11.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  None known
12.	List any government approvals or permits that will be needed for your proposal, if known.  Building permits or other applicable permits. Preliminary Plat _____, Final Plat _____ grading permits.
13.	Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  Proposal is a 24 lot single-family PUD and subdivision. The proposal is located on 23.10 acres
14.	Location of the proposal. Give sufficient information for a person to understand the precise location of

your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposal is located on portion of the S1/2 of Section 15 and the North 1/2 of Section 22, T25N, R45E, W.M., City of Liberty Lake, Washington, Spokane County. Maps accompany application.

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

The proposal is located within the ASA and the Liberty Lake Water and Sewer District.

**B. ENVIRONMENTAL ELEMENTS:**

1. EARTH
a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other: The site has steep slopes.
b. What is the steepest slope on the site (approximate percent slope)? 15-45% slopes.
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Refer to Geotechnical Report, did., March 10, 2006, Budinger & Associates.
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known
e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill. Grading and filling will be utilized for roadwork, utility installation and building pads. Exact quantities of cut and fill are unknown at this time, but grading will be conducted to balance cut and fill when possible.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion could occur as a result of construction activities. All construction will comply with the City of Liberty Lake erosion control standards.
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 15-20%



	<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>Comply with City of Liberty Lake erosion control standards.</p>
2.	AIR
	<p>a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.</p> <p>Dust emissions could temporarily occur during construction.</p>
	<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None known.</p>
	<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Comply with applicable standards.</p>
3.	WATER
	<p>a. Surface:</p>
	<p>1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Liberty Lake is within 1/2 mile of this project.</p>
	<p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>No.</p>
	<p>3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable</p>
	<p>4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.</p> <p>No</p>
	<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No</p>

<p>6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No</p>
<p>b. Ground:</p>
<p>1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>
<p>2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.</p> <p>All sanitary waste will be discharged into a public sewer system. The sewer system will serve approximately 24 single-family units.</p>
<p>3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).</p> <p>Overflow stormwater events may be diverted to drywells adjoining Liberty Lake Drive.</p>
<p>4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?</p> <p>No. This is a single-family residential project.</p>
<p>5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?</p> <p>None proposed, see above.</p>
<p>c. Water Runoff (including storm water)</p>
<p>1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Runoff will come from paved roadway surfaces, roofs of homes and driveways. Stormwater will be directed to infiltration swales with overflow to drywells.</p>
<p>2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?</p>

No. This is a single-family residential project.
3) Could waste materials enter ground or surface waters? If so, generally describe.  No
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).  Comply with the City of Liberty Lake stormwater standards.
4. PLANTS
<p>a. Check types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> deciduous tree: alder, maple, aspen, other</p> <p><input checked="" type="checkbox"/> evergreen tree: fir, cedar, pine, other</p> <p><input checked="" type="checkbox"/> shrubs</p> <p><input checked="" type="checkbox"/> grass</p> <p><input type="checkbox"/> pasture</p> <p><input type="checkbox"/> crop or grain</p> <p><input type="checkbox"/> wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other</p> <p><input type="checkbox"/> water plants: water lily, eelgrass, milfoil, other</p> <p><input type="checkbox"/> other types of vegetation:</p>
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Evergreens, deciduous trees, shrubs and grasses will be removed from areas where roads will be constructed, drainage facilities installed and homes will be placed. Vegetation in open spaces will be retained when possible.</p>
<p>c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Swales will be planted and homes will be planted with ornamental plant materials. Grades slopes will be stabilized with applicable erosion control planting techniques.</p>
5. ANIMALS
a. Check any birds and animals which have been observed on or near the site or are known to be on or



near the site: birds: <input checked="" type="checkbox"/> hawk <input type="checkbox"/> heron <input type="checkbox"/> eagle <input checked="" type="checkbox"/> songbirds <input type="checkbox"/> other: mammals: <input checked="" type="checkbox"/> deer <input type="checkbox"/> bear <input type="checkbox"/> elk <input type="checkbox"/> beaver <input type="checkbox"/> other: fish: <input type="checkbox"/> bass <input type="checkbox"/> salmon <input type="checkbox"/> trout <input type="checkbox"/> herring <input type="checkbox"/> shellfish <input type="checkbox"/> other:	
b. List any threatened or endangered species known to be on or near the site. None are known.	
c. Is the site part of a migration route? If so, explain. No	
d. Proposed measures to preserve or enhance wildlife, if any: Approximatley 38% of the site will be retained in open space.	
<b>6. ENERGY AND NATURAL RESOURCES</b>	
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity and natural gas is anticipated to be used for lighting and heating purposes.	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No affects are anticipated.	
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Comply with all applicable energy codes and requirements	
<b>7. ENVIRONMENTAL HEALTH</b>	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No, none are anticipated.	
1) Describe special emergency services that might be required. No specials emergency services are anticipated. The is a single-family residential project.	
2) Proposed measures to reduce or control environmental health hazards, if any: Comply with applicable standards	



b. Noise	
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?	Traffic noise from Liberty Lake Road and surrounding residential areas.
2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	Short term noise will occur during project construction and will be created from construction vehicles and other construction activities. Long term noise will consist of minor residential traffic and human activities.
3) Proposed measure to reduce or control noise impacts, if any:	Limit construction activities to daytime hours.
8. LAND AND SHORELINE USE	
a. What is the current use of the site and adjacent properties?	Residential and Open space.
b. Has the site been used for agriculture? If so, describe.	No
c. Describe any structures on the site.	No existing structures
d. Will any structures be demolished? If so, which?	Not applicable
e. What is the current zoning classification of the site?	R-1 Single Family and O Open Space/Rec.
f. What is the current Comprehensive Plan land use designation of the site?	Single Family and Open Space/Recreation.
g. If applicable, what is the current shoreline master program designation of the site?	Not applicable
h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.	No, refer to Critical Areas Issues, Itr dtd., June 12, 2006, Biology Soil & Water, Inc.; Geotechnical

Report, dtd., March 10, 2006, Budinger & Associates.	
i. Approximately how many people would reside or work in the completed project?	40-60 people could reside on the completed proposal
j. Approximately how many people would the completed project displace?	None
k. Proposed measures to avoid or reduce displacement impacts, if any:	None proposed
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:	Open space is being retained to help preserve compatibility.
9. HOUSING	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	24 Upper middle income units.
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	None
c. Proposed measures to reduce or control housing impacts, if any:	The proposal will consist of single family units which is similar to surrounding uses to the west. Condominium units have been constructed to the southeast.
10. AESTHETICS	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	35'
b. What views in the immediate vicinity would be altered or obstructed?	No view are anticipated to be altered or obstructed.
c. Proposed measures to reduce or control aesthetic impacts, if any:	Homes will be landscaped with lawns and ornanments plants, open space will be available.

11.	LIGHT AND GLARE
a.	What type of light or glare will the proposal produce? What time of day would it mainly occur?  Lighting will be produced from family residences during nighttime from windows and outside lighting. Some light may be produced from street lighting.
b.	Could light or glare from the finished project be a safety hazard or interfere with views?  No, none is anticipated.
c.	What existing off-site sources of light or glare may affect your proposal?  No offsite lighting or glare is anticipated to affect this proposal.
d.	Proposed measures to reduce or control light and glare impacts, if any:  Use down lighting and comply with City of Liberty Lake standards.
12.	RECREATION
a.	What designated and informal recreational opportunities are in the immediate vicinity?  The site is near existing pathway/trail, open space, golf courses and water bodies that can provide both informal and formal recreation.
b.	Would the proposed project displace any existing recreational uses? If so, describe.  No
c.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  9.25 Approximately 9.25 acres of the site will be preserved in natural open space for use by residents.
13.	HISTORIC AND CULTURAL PRESERVATION
a.	Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.  None known.
b.	Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.  None know to exist at this location
c.	Proposed measures to reduce or control impacts, if any:



None proposed. If artifacts are discovered during excavation, the City of Liberty Lake will be notified.	
14.	TRANSPORTATION
a.	Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.  The site will be served by Liberty Lake Road.
b.	Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  No, the nearest public transportation is about 3/4 mile north on Liberty Lake Road.
c.	How many parking spaces would the completed project have? How many would the project eliminate?  Approximately 48 parking spaces.
d.	Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  Proposal will incorporate new private roads constructed to public road standards..
e.	Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  No
f.	How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  Approximately 230 vehicular trips will be added per day. AM Peak: 18 trips; PM Peak 25 trips. Traffic study to be provided. Based on ITE Trip Generation, Current Edition, Land Use 210
g.	Proposed measures to reduce or control transportation impacts, if any:  Comply with applicable standards when possible. Due to steep slopes, roadway cross sections will need to be modified to reduce grading impacts.
15.	PUBLIC SERVICES
a.	Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  The project will result in an incremental increase for public services.
b.	Proposed measures to reduce or control direct impacts on public services, if any.  Taxes will be paid by property owners, and these taxes will partially offset increased demand for

services.
<b>16. UTILITIES</b>
<p>a. Check utilities currently available at the site:</p> <p><input checked="" type="checkbox"/> electricity <input checked="" type="checkbox"/> natural gas <input checked="" type="checkbox"/> water <input checked="" type="checkbox"/> refuse service <input checked="" type="checkbox"/> telephone <input checked="" type="checkbox"/> sanitary sewer</p> <p><input type="checkbox"/> septic system <input type="checkbox"/> other:</p>
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Electricity and gas will be provided to the site by Avista Utilities. Water and sanitary sewer will be provided to the site and will be provide by Liberty Lake Water and Sewer District. Trenching will be required to install these utilities.</p>

### C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Proponent: Rudeen Development, LLC	
PRINT NAME	<i>Brian M. In-Archo</i> SIGNATURE <i>P. Verhasse</i>
Proponent Address: 14532 169 <sup>TH</sup> DR. SE., #166, Monroe, Wa 98272	
STREET ADDRESS	CITY STATE ZIP
Proponent Phone: 360-805-5005	Proponent Fax:
Person completing the form: Wayne Rogers/Storhaug Engineering, Inc.	
Phone: 509-242-1000; fax: 509-242-1001	Date: 6/26/06

### FOR PLANNING & COMMUNITY DEVELOPMENT USE ONLY

Staff Member(s) Reviewing Checklist: *Mary Ellen Wilson*

Date Checklist Reviewed: *4-10-06*

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- B.** Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D

### **MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

Proposal File #: P-06-0001 Zoning: R-1 & O  
Proposal: Liberty Lake View Estates  
Proposal Description: Preliminary 24 lot single family residential subdivision  
Site Address: TBA  
General Location: W. of Liberty Lake Rd. & Settler Drive  
Owner: Rudeen Development, LLC (Kirk Kappen) Phone: 360-805-5005  
Applicant: Brian Main Phone: 509-462-1057  
MDNS Determination Issued: 9/19/06 Appeal Closing Date: 10/3/06

#### **LEAD AGENCY: CITY OF LIBERTY LAKE**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment; provided the applicant complies with the mitigation measures listed below and the attached conditions. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The complete record in this matter is on file during the appeal period with the review authority listed below and is available to the public upon request.

- ☒ There is no comment period for this MDNS; pursuant to WAC 197-11-350 (1).
- ☐ This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments must be received by: \_\_\_\_\_, if they are intended to alter the MDNS.



**MITIGATING MEASURES:**

In addition to the plans and specifications submitted for project and SEPA review, the following mitigation is required if the Preliminary Plat for Liberty Lake View Estates is approved:

1. Participation in the Harvard Rd. Mitigation Plan and any other impact fees, such as that for schools, parks, etc., approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be paid upon issuance of building permits for this project.
2. At the time of final plat submittal, the applicant shall supply a traffic analysis for Liberty Lake Rd. to demonstrate adequate sight distance availability at the proposed intersection of Liberty Lake Rd. and "Liberty View Lane." Off-site improvements may be required by the City of Liberty Lake to mitigate traffic problems.
3. The final plat shall comply with the City Development Code Chapter 6, Environment, specifically as related to critical areas and any form of potential disturbance to critical areas shall be reviewed and mitigated as required by Chapter 6.
4. A Temporary Erosion and Sedimentation Control (TESC) plan is to be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan is to be prepared using best management practices (BMP's) currently accepted within the Civil Engineering profession. The TESC plan is to include, as a minimum, a grading plan, location, and details of silt control structures (such as silt ponds, silt traps) are to be installed prior to other site work and the TESC measures are to be implemented and maintained throughout the duration of construction, including house construction.
5. A Stormwater Pollution Prevention Plan for the project site may be required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.
6. The operator of a construction site which disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.
7. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.
8. All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the wells must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.
9. The requirements for SCAPCA shall be met at the time of project construction.
10. Additional comments for this project are included within the proposed Conditions of Approval for the project.

I acknowledge the above mitigating measures to be modifications and adjustments to the above-described proposal and warrant that I will not oppose, object to, or contest these measures in the future.

Printed Name: S. Brian Main

Title: Member

Signature: [Signature]

Date: 19 Sep 06

APPEAL OF THIS DETERMINATION, allowed under City Development Code Section 10-6A-7, subsection "C" shall be filed within fourteen (14) days after the determination has been made and is appealable. Any administrative appeal of a procedural or substantive determination under SEPA issued at the same time as the decision on the project action shall be filed within fourteen (14) days after notice of the decision has been made and is appealable. In order to allow public comment on a MDNS prior to requiring an administrative appeal to be filed, this appeal period shall be extended for an additional seven (7) days if the appeal is of a MDNS for which public comment period is required under the provisions of the City Environmental Ordinance or chapter 197-11 WAC. A notice of appeal must be delivered to P&CD by mail or personal delivery and must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H.

The appeal procedure shall be as outlined in the City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the P&CD Director.

A copy of this SEPA determination has been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant.

A Notice of Public Hearing / SEPA Threshold Determination will also be printed in the 9/22/06 edition of the Valley News Herald.

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REVIEW AUTHORITY:



RESPONSIBLE OFFICIAL: Doug Smith, Director of Community Development

**Planning & Community Development Department**

22710 E. Country Vista Blvd., Liberty Lake, WA 99019

Phone: (509) 755-6707, Fax: (509) 755-6713, [www.libertylakewa.gov](http://www.libertylakewa.gov)

Date Issued: September 19, 2006

Signature: \_\_\_\_\_

